

WARRANTY DEED

025543

HAROLD C. CHRISTENSEN, as Trustee of the Carl W. Christensen and Karen F. Christensen Trust, under a certain Trust agreement dated July 14, 1978, of Waterville, County of Kennebec and State of Maine for consideration paid, grants to JOHN W. PELLETIER and THERESA J. PELLETIER of Skowhegan, County of Somerset and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land in Waterville, Kennebec County, State of Maine, being lot #65 as shown on revised plan of Mayflower Realty Company dated January 17, 1959 made by Sherman K. Smith, C.E. and recorded in Kennebec Registry of Deeds, Book 22, Page 8.

TRANSFER
TAX
PAID

This conveyance is made and taken by the Grantees with the restrictions and limitations herein enumerated, for themselves and their heirs and assigns, for the benefit of the Grantors, their heirs and assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on these lots or parcels of land, except for steps approaching thereto, shall be located at least twenty-five feet from the lot boundary on Lloyd Road and at least fifteen feet from the westerly and northerly boundary lines of the above land herein conveyed and at least forty feet from the southerly boundary line of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family and shall cost not less than twelve thousand dollars as of this day's value; that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

Being the same premises conveyed to Harold Christensen, as Trustee by deed of Carl W. and Karen F. Christensen dated July 24, 1985 recorded in the Kennebec County Registry of Deeds in Book 2831, Page 350.

WITNESS my hand and seal this 9th day of July, 1992.

Harry D. McDowell
WITNESS

Harold C. Christensen
HAROLD C. CHRISTENSEN
As Trustee of the Carl W. Christensen and Karen F. Christensen Trust, under a certain Trust agreement dated July 14, 1978.

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THE STATE OF MAINE
KENNEBEC, ss.

July 9, 1992

Then personally appeared the above named HAROLD C. CHRISTENSEN and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Nancy I. McDowell
Notary Public

92M01-PELLETWD

NANCY I. McDOWELL
MY COMMISSION EXPIRES
MAY 14, 1996



RECEIVED KENNEBEC SS.

1992 SEP -9 AM 9:00

ATTEST: *Harold C. Christensen*
REGISTER OF DEEDS *